



Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

SUBDIVISIONS	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2)	
<input type="checkbox"/> Major – Preliminary Plat (Form P1)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input checked="" type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Major - Final Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Temporary Deferral of S/W (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)
	<input type="checkbox"/> Sidewalk Waiver (Form V2)	
SITE PLANS	<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
BRIEF DESCRIPTION OF REQUEST		
Request final plat review for minor final subdivision plat creating two new tracts from one existing tract, and granting new easements.		

APPLICATION INFORMATION			
Applicant: Glen Effertz		Phone:	
Address: 2918 Mountain Road NW		Email:	
City: Albuquerque	State: NM	Zip: 87104	
Professional/Agent (if any): CSI - Cartesian Surveys, Inc.		Phone: 505-896-3050	
Address: PO Box 44414		Email: cartesianryan@gmail.com	
City: Rio Rancho	State: NM	Zip: 87174	
Proprietary Interest in Site:		List all owners:	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)			
Lot or Tract No.: Tract A		Block:	Unit:
Subdivision/Addition: Land of Glen Effertz		MRGCD Map No.:	UPC Code: 101205833242311526
Zone Atlas Page(s): J-12-Z	Existing Zoning: R-1B	Proposed Zoning	
# of Existing Lots: 1	# of Proposed Lots: 2	Total Area of Site (Acres): 0.8661	
LOCATION OF PROPERTY BY STREETS			
Site Address/Street: 2918 Mountain Rd. NW		Between: Laguna Seca Lane NW	and: Montoya Street NW
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)			
PR-2020-004256 (Sketch Plat Review)			

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature:		Date: 07/13/2021
Printed Name: Ryan J. Mulhall	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent	
FOR OFFICIAL USE ONLY		
Case Numbers	Action	Fees
Meeting Date:	Fee Total:	
Staff Signature:	Date:	Project #

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines. Bring original Mylar or paper copy of plat with property owner’s and City Surveyor’s signatures on it to the meeting. Your attendance is required.

SKETCH PLAT REVIEW AND COMMENT

- Interpreter Needed for Hearing? _____ if yes, indicate language: _____
- _____ A *Single* PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF *shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.*
- _____ Zone Atlas map with the entire site clearly outlined and labeled
- _____ Letter describing, explaining, and justifying the request
- _____ Scale drawing of the proposed subdivision plat (7 copies, folded)
- _____ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use (7 copies, folded)

MAJOR SUBDIVISION FINAL PLAT APPROVAL

- Interpreter Needed for Hearing? _____ if yes, indicate language: _____
- _____ A *Single* PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF *shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.*
- _____ Zone Atlas map with the entire site clearly outlined and labeled
- _____ Proposed Final Plat (7 copies, 24” x 36” folded)
- _____ Design elevations & cross sections of perimeter walls (3 copies)
- _____ Copy of recorded IIA
- _____ Landfill disclosure and EHD signature line on the plat if property is within a landfill buffer
- _____ DXF file and hard copy of final plat data for AGIS submitted and approved

SUBDIVISION OF LAND – MINOR (PRELIMINARY/FINAL PLAT APPROVAL)

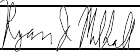

- Interpreter Needed for Hearing? N/A if yes, indicate language: _____
- X A *Single* PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF *shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.*
- X Zone Atlas map with the entire site clearly outlined and labeled
- X Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(K)
- N/A Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- X Proposed Preliminary / Final Plat with property owner’s and City Surveyor’s signatures on the plat prior to submittal. (7 copies, folded)
- X Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use (7 copies, folded)
- X Sidewalk Exhibit and/or cross sections of proposed streets (3 copies, 11” by 17” maximum)
- X Signed Form DRWS Drainage Report Grading and Drainage Plan, and Water & Sewer Availability submittal information
- N/A Proposed Infrastructure List, if applicable
- X Required notice with content per IDO Section 14-16-6-4(K)
- X Office of Neighborhood Coordination inquiry response and proof of emailed notice to applicable Neighborhood Association representatives
- N/A Landfill disclosure and Environmental Health Department signature line on the plat if property is within a landfill buffer
- X DXF file and hard copy of final plat data for AGIS submitted and approved

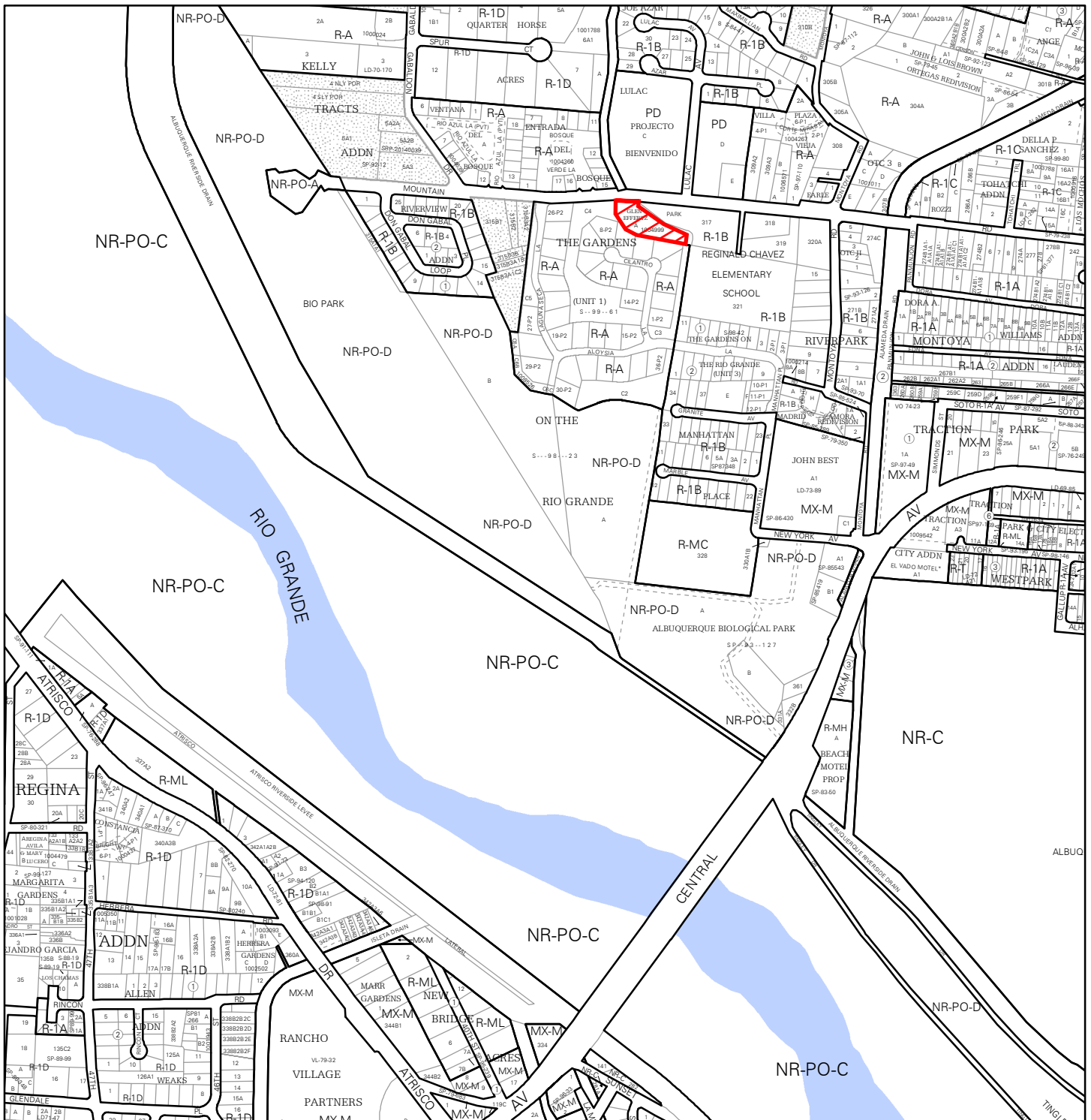
Note: Any application that requires major public infrastructure must be processed as a Subdivision of Land - Major. See Form S1.

MINOR AMENDMENT TO PRELIMINARY PLAT

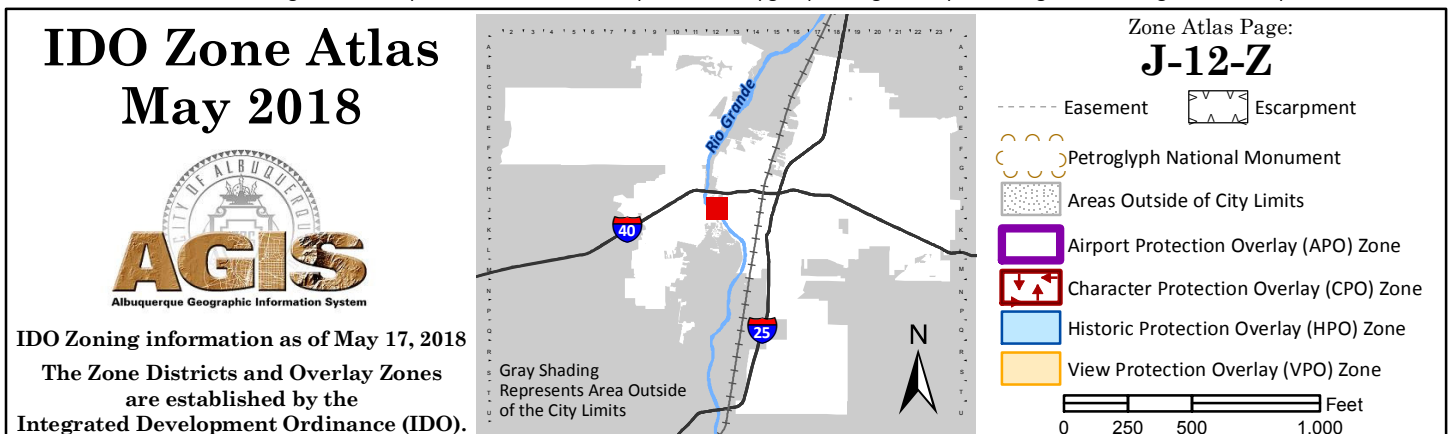
- Interpreter Needed for Hearing? _____ if yes, indicate language: _____
- _____ A *Single* PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF *shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.*
- _____ Zone Atlas map with the entire site clearly outlined and labeled
- _____ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
- _____ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
- _____ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
- _____ Infrastructure List, if applicable

Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.

<i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.</i>		
Signature: 		Date: 07/13/2021
Printed Name: Ryan J. Mulhall		<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY		
Project Number:		
Case Numbers		
-		
-		
-		
Staff Signature:		
Date:		



For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>



CSI-Cartesian Surveys Inc.
PO Box 44414, Rio Rancho, NM 87174
896-3050 Fax 891-0244

July 13, 2021

Development Review Board
City of Albuquerque

Re: Final Plat to subdivide Lot 1-A, Block 1 of Land of Glen Effertz, also granting additional right-of-way to Bell Avenue SW

Members of the Board:

Cartesian Surveys is acting as an agent for the owner, Glen Effertz and Melinda Garcia, and is requesting DRB review of our final minor subdivision plat which creates two lots from one the Tract A, Lands of Glen Effertz. The property is located at 2918 Mountain Road NW between Laguna Seca Ln NW and Montoya Street NW. The action was reviewed for a sketch plat on August 19, 2020, with the associated comments from the DRB board discussed below.

ABCWUA

1. Please confirm if proposed Lot 2 can further subdivide?

a. If so, a public waterline and sanitary sewer easement may be required to provide proposed Lot 2 with the ability for future water and sanitary sewer infrastructure if it further subdivides. This would eliminate the need to acquire the required easement in the future from proposed Lot 1.

b. If not, a private water and sanitary sewer easement shall be granted across proposed Lot 1 for the benefit of proposed Lot 2.

Lot 2 will not be further subdivided and so a water and sewer easement to preserve future access is unnecessary for this lot.

2. Prior to approval, an availability statement will be required.

Noted, availability statement #210429 dated June 6, 2021 was provided to the client.

Code Enforcement

1) I need to have further discussion with the ZEO to determine the block for contextual lot size.

Noted, the email chain provided from the client between Mr. Garcia and Mr. Day of Terra Designs provides lot size limits of a minimum of 0.2085 acres (9,083.9 sq.ft.) and maximum of 0.3476 acres (15,139.8 sq.ft.). This puts lot A-1 at 0.5176 acres and lot A-2 at 0.3485 acres. Considering the original lot size is the total of 0.8661 acres,¹ the subdivision substantially decreases the existing non-conformity from the standards. Per the IDO 14-16-5-4(C)(1)(b), this meaningful decrease as part of our replatting of the lot by subdivision means we should not require a variance from the contextual lot sizing.

2) No comment at this time.

Noted

3) I will follow up with the ZEO regarding this case.

Noted, see above.

Hydrology

A cross-lot drainage easement stating beneficiaries and maintenance responsibilities is required on the plat.

Noted, cross lot drainage easement (number 4) has been added to the plat.

MRGCD

1. Please add MRGCD signature line with other signatories on page 1.

Signature line is on page 1 of the plat.

2. Please add MRGCD Approval Note to page 1 of plat.

Approval note added to page 1.

3. Final Plat Approval Signature required by the MRGCD.

Noted

Parks and Recreation Department

Adjacent to Duranes Ditch which shows Proposed Unpaved Trail.

Noted, correspondence over email with Ms. Somerfeldt clarified that a Proposed Unpaved Trail is shown in the MRGCD corridor adjacent to the subject site to the north. Therefore, the applicant should consult the MRGCD and City Parks & Rec if they are intending to make improvements at this property-line in the future. Parks & Rec

appreciates they intend to retain existing trees. Have they consulted MRGCD regarding the proposed lot split?

So, MRGCD and Parks and Recreation have both been consulted as shown by the attached emails. They had no awareness of a planned development for a trail along the adjacent Duranes Ditch.

Planning

Setbacks must meet the R-1B zone standards

Noted.

See Code Enforcement comments for Contextual Standards

Noted, see above

See Transportation comments for access requirements

Noted, see above

Transportation

1. Show minimum right-of-way width at property frontage. Show existing curb, sidewalk widths, and distance from curb to property line for adequacy purposes.

Noted, right-of-way width and sidewalk width is shown on the plat. Back of Curb to Back of Curb width varies from 36.9 to 49.1 feet for the frontage of Tract A-1.

We request an administrative sidewalk width waiver for this property, given there is existing 3.6-foot sidewalk along the frontage of the property.

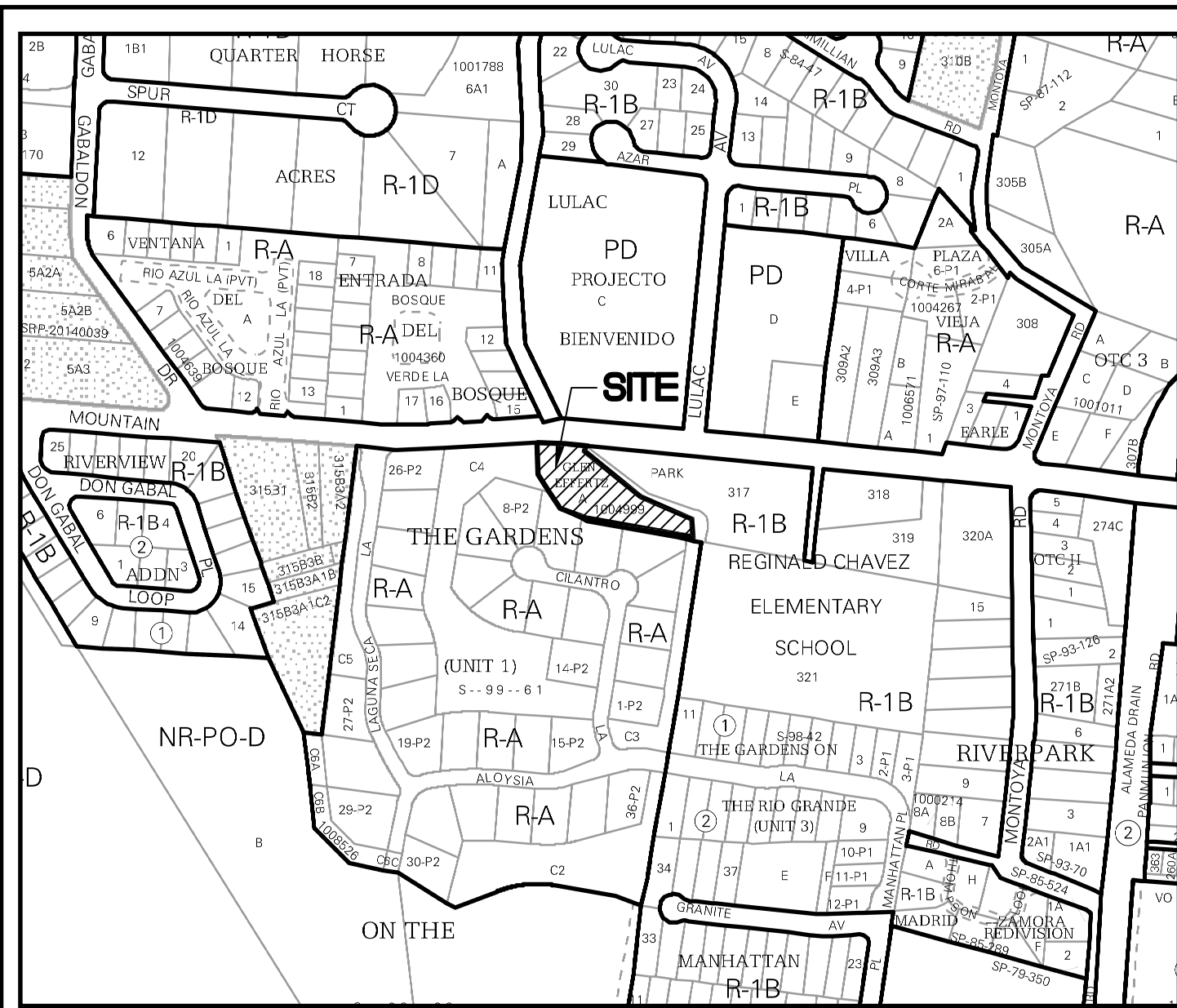
As per the IDO section for vacation of right-of-way, section 6-6(M)(3)(a), justification that the public welfare does not require the prescribed sidewalk width is the sidewalk is approximately three and a half feet wide, as is typical of the neighborhood. The existing sidewalk sufficiently serves residents' needs. Additionally, there is a speed hump which moderates the speed of traffic immediately in front of the property, which adds to the safety of the public in the area.

As per the IDO section for vacation of right-of-way, section 6-6(M)(3)(b), there is a benefit to the public welfare. Waiver from Sidewalk width requirements allows prevents the removal of the existing walls immediately adjacent to the sidewalk, which protect the public from the drop to the Duranes Ditch. The wall is also a pleasant adobe wall with a small planter section, which beautifies the neighborhood. Construction to remove the walls, and rebuild a barrier to protect the public from falls into this ditch would be prohibitively expensive.

2. For access just to Lot 2, a 20-foot easement is adequate at the length specified on the sketch plat. A firm surface is required for access, whether that is placed prior to final plat approval or put onto an infrastructure list.

Noted, the access easement (number 2) has been added to the plat and has a compacted gravel drive.

Thank you for your time and consideration.
Ryan J. Mulhall



Vicinity Map - Zone Atlas J-12-Z

N.T.S.

Documents

1. TITLE COMMITMENT PROVIDED BY STEWART TITLE, HAVING FILE NO. 921764 AND AN EFFECTIVE DATE OF SEPTEMBER 22, 2020.
2. PLAT OF RECORD FOR LAND OF GLEN EFFERTZ FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON OCTOBER 17, 2007, IN BOOK 2007C, PAGE 306.
3. DEED OF TRUST FOR SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 28, 2015, AS DOCUMENT NO. 2015034793.
4. MAP FOR DURANES ACEQUIA, SHEET 6 OF 7, A-145.
5. PLAT FOR UNIT 1, THE GARDENS ON RIO GRANDE SUBDIVISION, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 20, 1999, IN BOOK 99C, PAGE 122.
6. RECEIPT AND CONVEYANCE #6177 FOR TRACT NO. 316, MRCD MAP NO. 38, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JUNE 5, 1945, IN BOOK 220, PAGE 220.

Solar Collection Note

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERRECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

Indexing Information

Section 13, Township 10 North, Range 2 East, N.M.P.M.
as Projected into the Town of Albuquerque Grant
Subdivision: Land of Glen Effertz
Owner: Glen Effertz & Melinda Garcia
UPC #: 101205833242311526

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE. 0.8661 ACRES
ZONE ATLAS PAGE NO. J-12-Z
NUMBER OF EXISTING TRACTS 1
NUMBER OF TRACTS CREATED 2
MILES OF FULL-WIDTH STREETS. 0.0000 MILES
MILES OF HALF-WIDTH STREETS. 0.0000 MILES
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE. 0.0000 ACRES
DATE OF SURVEY. MAY 2021

Notes

1. FIELD SURVEY PERFORMED IN MAY 2021.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).

Legal Description

TRACT LETTERED "A" OF PLAT OF TRACT A, LAND OF GLEN EFFERTZ, PROJECTED SECTION 13, T. 10 N., R. 2 E., N.M.P.M., TOWN OF ALBUQUERQUE GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON OCTOBER 17, 2007, IN PLAT BOOK 2007C, PAGE 306.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND
PAID ON UPC # _____

PROPERTY OWNER OF RECORD




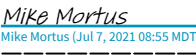
BERNALILLO COUNTY TREASURER'S OFFICE

**Plat for
Tracts A-1 and A-2
Lands of Glen Effertz
Being Comprised of
Tract A
Land of Glen Effertz
City of Albuquerque
Bernalillo County, New Mexico
June 2021**

Project Number: _____ PR-2020-004256

Application Number: _____ SD-2021-00

Plat Approvals:

 Rodney Estevan (Jul 12, 2021 08:08 MDT)	Jul 12, 2021
PNM Electric Services	
 Abdul Bhuiyan (Jul 8, 2021 13:41 MDT)	Jul 8, 2021
Qwest Corp. d/b/a CenturyLink QC	
 Jeff Estevan (Jul 2, 2021 22:35 MDT)	Jul 2, 2021
New Mexico Gas Company	
 Mike Morris (Jul 7, 2021 08:55 MDT)	Jul 7, 2021
Comcast	

City Approvals:

Loren N. Risenhoover P.S. _____ 6/23/2021
City Surveyor

Traffic Engineer

ABCWUA

Parks and Recreation Department

Code Enforcement

AMAFCA

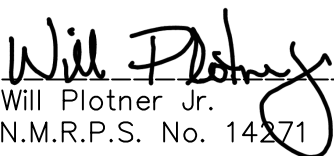
City Engineer

DRB Chairperson, Planning Department

M.R.G.C.D.

Surveyor's Certificate

I, WILL PLOTNER JR., A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS FOR THE CITY OF ALBUQUERQUE AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

 _____ 7/12/2021
Will Plotner Jr. _____
N.M.R.P.S. No. 14271 _____
Date



 **CSI-CARTESIAN SURVEYS INC.**

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
wplotnerjr@gmail.com

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (10/17/2007, 07C-306)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (5/20/1999, 99C-122)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER MAP FOR DURANES ACEQUIA (SHEET 6 OF 7, A-145)
●	FOUND REBAR WITH CAP "LS 11224" UNLESS OTHERWISE INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED

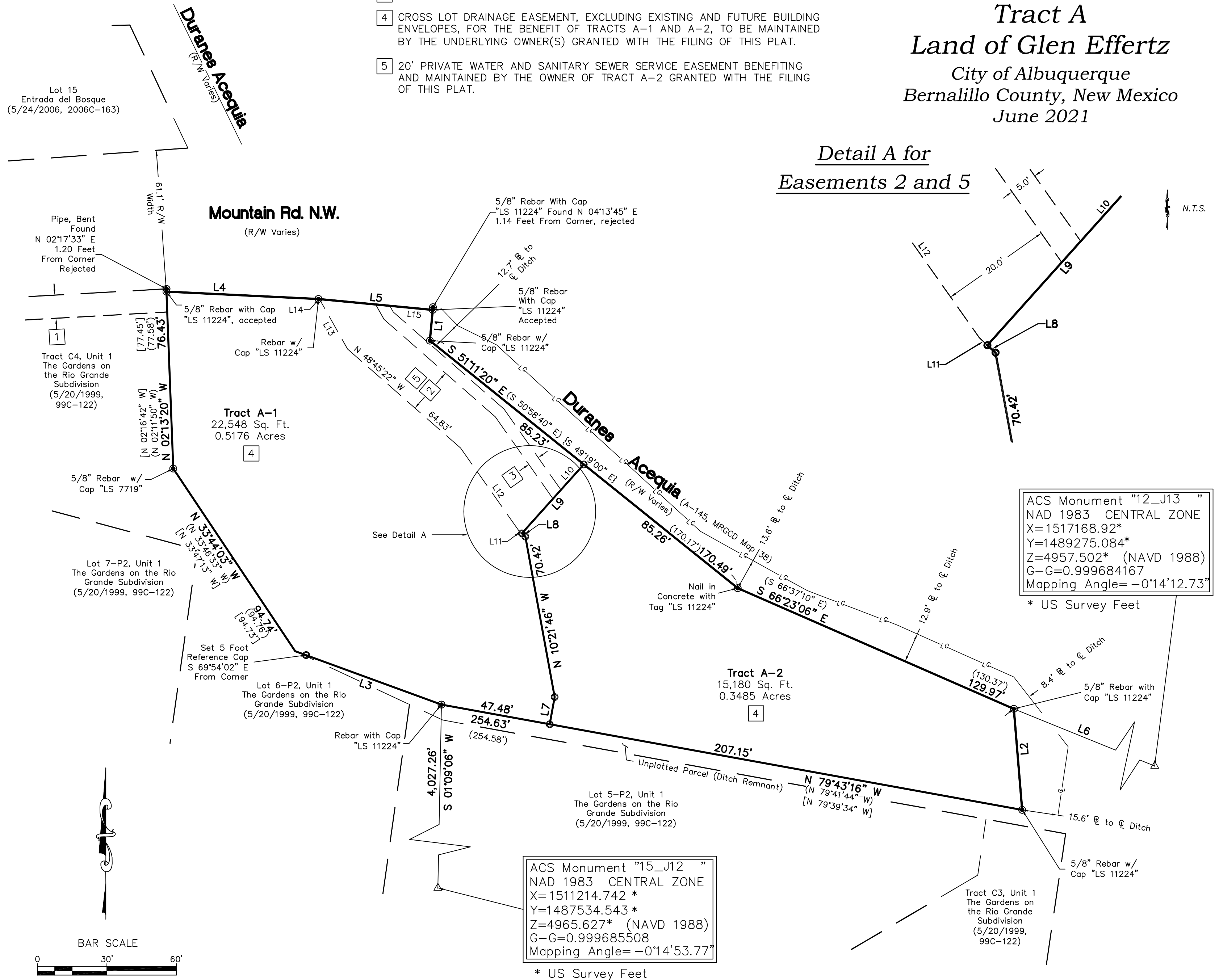
Easement Notes

- 1 EXISTING 10' P.U.E. (5/20/1999, 99C-122)
- 2 20' PRIVATE ACCESS EASEMENT GRANTED WITH THE FILING OF THIS PLAT.
- 3 5' PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT.
- 4 CROSS LOT DRAINAGE EASEMENT, EXCLUDING EXISTING AND FUTURE BUILDING ENVELOPES, FOR THE BENEFIT OF TRACTS A-1 AND A-2, TO BE MAINTAINED BY THE UNDERLYING OWNER(S) GRANTED WITH THE FILING OF THIS PLAT.
- 5 20' PRIVATE WATER AND SANITARY SEWER SERVICE EASEMENT BENEFITING AND MAINTAINED BY THE OWNER OF TRACT A-2 GRANTED WITH THE FILING OF THIS PLAT.

Plat for
Tracts A-1 and A-2
Lands of Glen Effertz
Being Comprised of
Tract A
Land of Glen Effertz
City of Albuquerque
Bernalillo County, New Mexico
June 2021

Detail A for
Easements 2 and 5

Line Table		
Line #	Direction	Length (ft)
L1	S 05°25'31" W (S 05°07'34" W)	13.34' (13.39')
L2	S 04°43'42" E (S 04°43'48" E)	43.76' (43.85')
L3	N 69°54'02" W (N 69°56'32" W)	67.16' (67.15')
L4	S 87°14'08" E (S 87°12'33" E)	65.66' (65.78')
L5	S 84°33'37" E (N 84°37'23" W)	49.53' (49.39')
L6	S 67°54'58" E	6073.82'
L7	N 10°18'07" E	11.94'
L8	N 47°15'35" W	2.00'
L9	N 41°52'25" E	39.98'
L10	N 41°52'25" E	14.76'
L11	N 47°15'35" W	2.00'
L12	N 35°09'35" W	43.39'
L13	N 29°26'02" W	24.74'
L14	N 84°33'37" W	0.41'
L15	S 84°33'37" E	18.65'



Plat for
Tracts A-1 and A-2
Lands of Glen Effertz
Being Comprised of
Tract A
Land of Glen Effertz
City of Albuquerque
Bernalillo County, New Mexico
June 2021

Free Consent

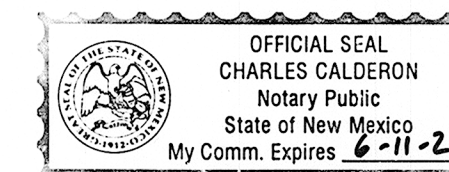
THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND PIPES FOR UNDERGROUND UTILITIES. SAID UTILITY COMPANIES HAVE THE RIGHT OF INGRESS/EGRESS FOR CONSTRUCTION OF, MAINTENANCE OF AND REPLACEMENT OF SAID UTILITIES INCLUDING THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS WITHIN SAID P.U.E.. SAID OWNERS CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

Melinda A Garcia
MELINDA A. GARCIA, OWNER

07/10/21
DATE

Glen T. Effertz
GLEN T. EFFERTZ, OWNER

7/10/21
DATE



STATE OF NEW MEXICO }
COUNTY OF Sandoval } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 10th of July 2021
BY: MELINDA A. GARCIA AND GLEN T. EFFERTZ, HUSBAND & WIFE

By: Charles Calderon
NOTARY PUBLIC

MY COMMISSION EXPIRES June 11, 2022

Public Utility Easements

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
wplotnerjr@gmail.com

Sheet 3 of 3
210946A

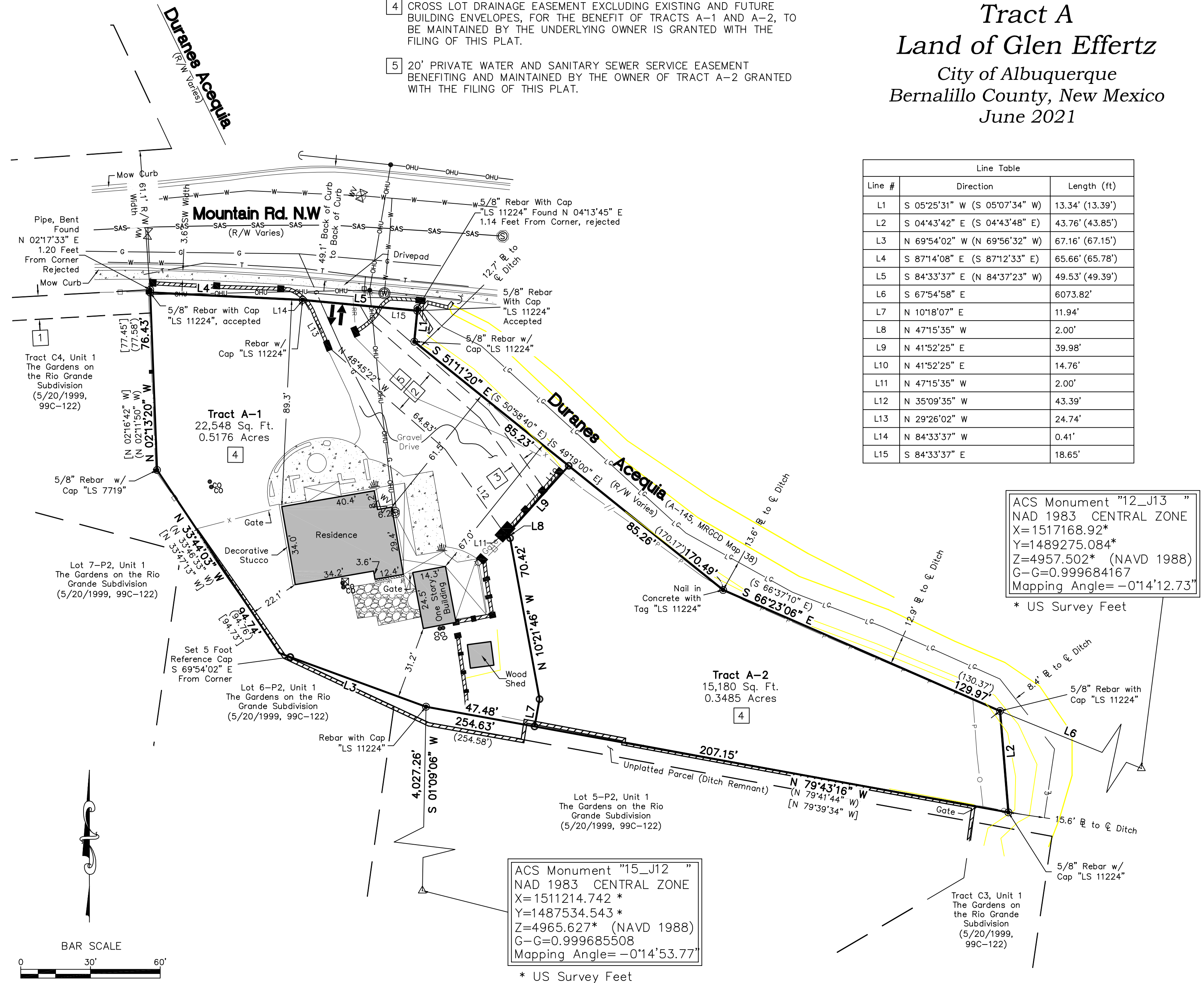
Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (10/17/2007, 07C-306)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (5/20/1999, 99C-122)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER MAP FOR DURANES ACEQUIA (SHEET 6 OF 7, A-145)
●	FOUND REBAR WITH CAP "LS 11224" UNLESS OTHERWISE INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
⊠	COVERED AREA
▤	CONCRETE
▥	BRICK
▧	FLAGSTONE
□	UTILITY PEDESTAL
—x—	WIRE FENCE
—□—	METAL FENCE
—■—	BLOCK WALL WITH PILLARS
—P—	PIPE FENCE
—OHU—	OVERHEAD UTILITY LINE
•	UTILITY POLE
⌋	ANCHOR
WV	WATER VALVE
⊙	WATER METER
⊙	SANITARY SEWER MANHOLE
•	SAS CLEANOUT
⊠	IRRIGATION BOX
—OR—	SIGN
—RR—	RAILROAD TIES
⊙	ELECTRIC METER
☆	LIGHT POLE
⊙	GAS METER
⌋	ROOF DRAIN
⌋	CURB CUT/INDICATION OF ACCESS TO ROADWAY
—W—	UNDERGROUND WATER UTILITY LINE
—SAS—	UNDERGROUND SANITARY SEWER LINE
—T—	UNDERGROUND TELEPHONE UTILITY LINE
—G—	UNDERGROUND GAS UTILITY LINE

Easement Notes

- 1 EXISTING 10' P.U.E. (5/20/1999, 99C-122)
- 2 20' ACCESS EASEMENT GRANTED WITH THE FILING OF THIS PLAT.
- 3 5' PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT.
- 4 CROSS LOT DRAINAGE EASEMENT EXCLUDING EXISTING AND FUTURE BUILDING ENVELOPES, FOR THE BENEFIT OF TRACTS A-1 AND A-2, TO BE MAINTAINED BY THE UNDERLYING OWNER IS GRANTED WITH THE FILING OF THIS PLAT.
- 5 20' PRIVATE WATER AND SANITARY SEWER SERVICE EASEMENT BENEFITING AND MAINTAINED BY THE OWNER OF TRACT A-2 GRANTED WITH THE FILING OF THIS PLAT.

Site Sketch for Tracts A-1 and A-2 Lands of Glen Effertz Being Comprised of Tract A Land of Glen Effertz City of Albuquerque Bernalillo County, New Mexico June 2021



CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
wplotnerjr@gmail.com

FORM DRWS: DRAINAGE REPORT/GRADING AND DRAINAGE PLAN / WATER & SANITARY SEWER AVAILABILITY

THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR SUBDIVISIONS AND SITE PLANS.

PROJECT NAME: Subdivison Plat for Tracts A-1 and A-2 Land of Glen Effertz

AGIS MAP # J-12-Z

LEGAL DESCRIPTIONS: Tract A of Land of Glen Effertz, Projected Section 13,
T.10 N., R. 2 E., N.M.P.M. in the Town of Albuquerque Grant
as the same is shown in Plat Book 2007C, Page 306 (10/17/2007).

 DRAINAGE REPORT/GRADING AND DRAINAGE PLAN

A drainage report/grading and drainage plan, as per the Drainage Ordinance, was submitted to the City of Albuquerque Planning Department, Hydrology Division (2nd /Ground Floor, Plaza del Sol) on _____ (date).

<u>CSI - Cartesian Surveys, Inc.</u>	<u>07/06/2021</u>
Applicant/Agent	Date
<u><i>Ernest Armijo</i></u>	<u>7/13/2021</u>
Hydrology Division Representative	Date

NOTE: A GRADING AND DRAINAGE PLAN MUST BE APPROVED PRIOR TO DRB APPROVAL

X **WATER AND SEWER AVAILABILITY STATEMENT**

A complete request for Water and Sanitary Sewer Availability was made for this project to the Water Authority (online: http://www.abcwua.org/Availability_Statements.aspx) on April 28, 2021 (date).

<u>CSI - Cartesian Surveys, Inc.</u>	<u>07/06/2021</u>
Applicant/Agent	Date
<u><i>Edwin Bergeron</i></u>	<u>7/12/2021</u>
ABCWUA Representative	Date

Statement #210429 - Executed on 06/7/2021

PROJECT # PR-2020-004256

June 6, 2021

Chair

Steven Michael Quezada
County of Bernalillo
Commissioner, District 2

Vice Chair

Klarissa J. Peña
City of Albuquerque
Councilor, District 3

Walt Benson
County of Bernalillo
Commissioner, District 4

Pat Davis
City of Albuquerque
Councilor, District 6

Trudy E. Jones
City of Albuquerque
Councilor, District 8

Timothy M. Keller
City of Albuquerque
Mayor

Charlene Pyskoty
County of Bernalillo
Commissioner, District 5

Ex-Officio Member
Pablo R. Rael
Village of Los Ranchos
Board Trustee

Executive Director
Mark S. Sanchez

Website
www.abcwua.org

Glen Effertz & Melinda Garcia
2918 Mountain Rd. NW
Albuquerque, NM 87104

RE: Water and Sanitary Sewer Availability Statement #210429

Project Name: 2918 Mountain Rd. NW

Project Address: 2918 Mountain Rd. NW

**Legal Description: TR A PLAT OF TRACT LAND OF GLEN EFFERTZ CONT
.8643 AC**

UPC: 101205833242311526

Zone Atlas Map: J-12

Dear Mr. Effertz and Ms. Garcia:

Project Description: The subject site is located on Mountain Rd adjacent to the Duranes Ditch, within municipal limits of the City of Albuquerque. The proposed development consists of approximately 0.8643 acres and the property is currently zoned R-1B for Residential – Single-Family. The property lies within the Pressure Zone 1E in the Freeway trunk. The request for availability indicates plans to Subdivide the existing lot and build a new house.

Existing Conditions: Water infrastructure in the area consists of the following:

- Ten-inch PVC distribution main (project # 26-2751-88) along Mountain Rd
- Six-inch Cast Iron distribution main (project # 03-31-58) along Mountain Rd
- Six-inch PVC distribution main (project # 26-7752.81-07) along Bosque Verde La
- Six-inch Cast Iron distribution main (project # 03-50-70) along Lulac Ave

Sanitary sewer infrastructure in the area consists of the following:

- Eight-inch Vitrified Clay collector line (project # 07-004-53) along Mountain Rd
- Eight-inch PVC collector line (project # 26-7752.81-07) along Bosque Verde La
- Eight-inch Vitrified Clay collector line (project # 012-423-71) along Lulac Ave

Water Service: New metered water service to the property can be provided contingent upon a developer funded project to extend the ten-inch line along Mountain Rd. and covering the frontage of the property. Water service lines shall be placed along a dedicated water and sanitary sewer easement. Each lot shall have separate water services. Existing metered service and fire lines that will not be utilized are to be removed by shutting the valve near the distribution main and capping the line near the valve. For fire lines, the valve access shall be grouted and collar removed. Service is also contingent upon compliance with the Fire Marshal's instantaneous fire flow requirements. Water service will not be sold without adequate fire protection. Water service will only be sold in conjunction with sanitary sewer service.

Sanitary Sewer Service: Sanitary sewer service can be provided via routine connection to the existing eight-inch line along Mountain Rd. Sanitary sewer service lines shall be placed along a dedicated water and sanitary sewer easement. Each lot shall have separate sanitary sewer services.

Fire Protection: A standard fire hydrant flow of 1,000 gallons-per-minute has been applied to the existing/proposed infrastructure. As modeled using InfoWater™ computer software, the fire flow can be met. Flow was taken from a node representing hydrant #133. All new required hydrants as well as their exact locations must be determined through the City of Albuquerque Fire Marshal's Office and verified through the Utility Development Office prior to sale of service.

Cross Connection Prevention: Approved dual check valves shall be installed on all water services within pressure zones 0W, 1W and 1E. Any residential premises having existing private wells and who desire to connect to the public water system shall have two options as follows: 1) Customers shall permanently abandon the use of private wells by plugging the wells as accepted by the Water Authority prior to connecting to the public water system; or 2) Customers who choose to maintain their private wells shall completely sever the private well from the premises' potable plumbing system and shall install a reduced pressure principle backflow prevention assembly approved by the Water Authority at the terminal end of the water service from the public water system (e.g., service connection).

Easements: Exclusive public water and sanitary sewer easements are required for all public lines that are to be constructed outside of any dedicated rights-of-way. A minimum width easement of 20 feet is required for a single utility and 25 feet for water and sewer both within the same easement. Easements for standard sized water meters need to be five feet by five feet and include the length of the water service if located on private property. For larger meters that require a meter vault, a 35 feet by 35 feet easement is required. Actual easement widths may vary depending on the depth of the lines to be installed. Side yard easements are not acceptable for either water or sanitary sewer. Acceptable easements must be documented prior to approval of service.

Pro Rata: Pro Rata is not owed and the property can utilize the services available upon completion of the requirements of this statement to connect to water and sanitary sewer.

Design and Construction of all required improvements will be at the developer / property owner's expense. Improvements must be coordinated through the Water Authority Work Order process. Designs must be performed by a licensed, New Mexico registered, professional engineer. Construction must be performed by a licensed and bonded public utility contractor.

Costs and Fees: In addition to installation and construction costs, any new metered water services will be subject to both water and sanitary sewer Utility Expansion Charges (UEC) payable at the time of service application. All charges and rates collected will be based on the ordinances and policies in effect at the time service is requested and authorized.

Water Use: All new development shall be required to meet the standard water usage of 180 gallons per household per day which is equivalent to 75 gallons per capita per day. Where available, outdoor water usage shall utilize reclaimed water.

Closure: This availability statement provides a commitment from the Water Authority to provide services to the development, as long as identified conditions are met. It will

remain in effect for a period of one year from the date of issue and applies only to the development identified herein. Its validity is, in part, contingent upon the continuing accuracy of the information supplied by the developer. Changes in the proposed development may require reevaluation of availability and should be brought to the attention of the Utility Development Section of the Water Authority as soon as possible.

Please feel free to contact Mr. Kristopher Cadena in our Utility Development Section at (505) 289-3301 or email at kcadena@abcwua.org if you have questions regarding the information presented herein or need additional information.

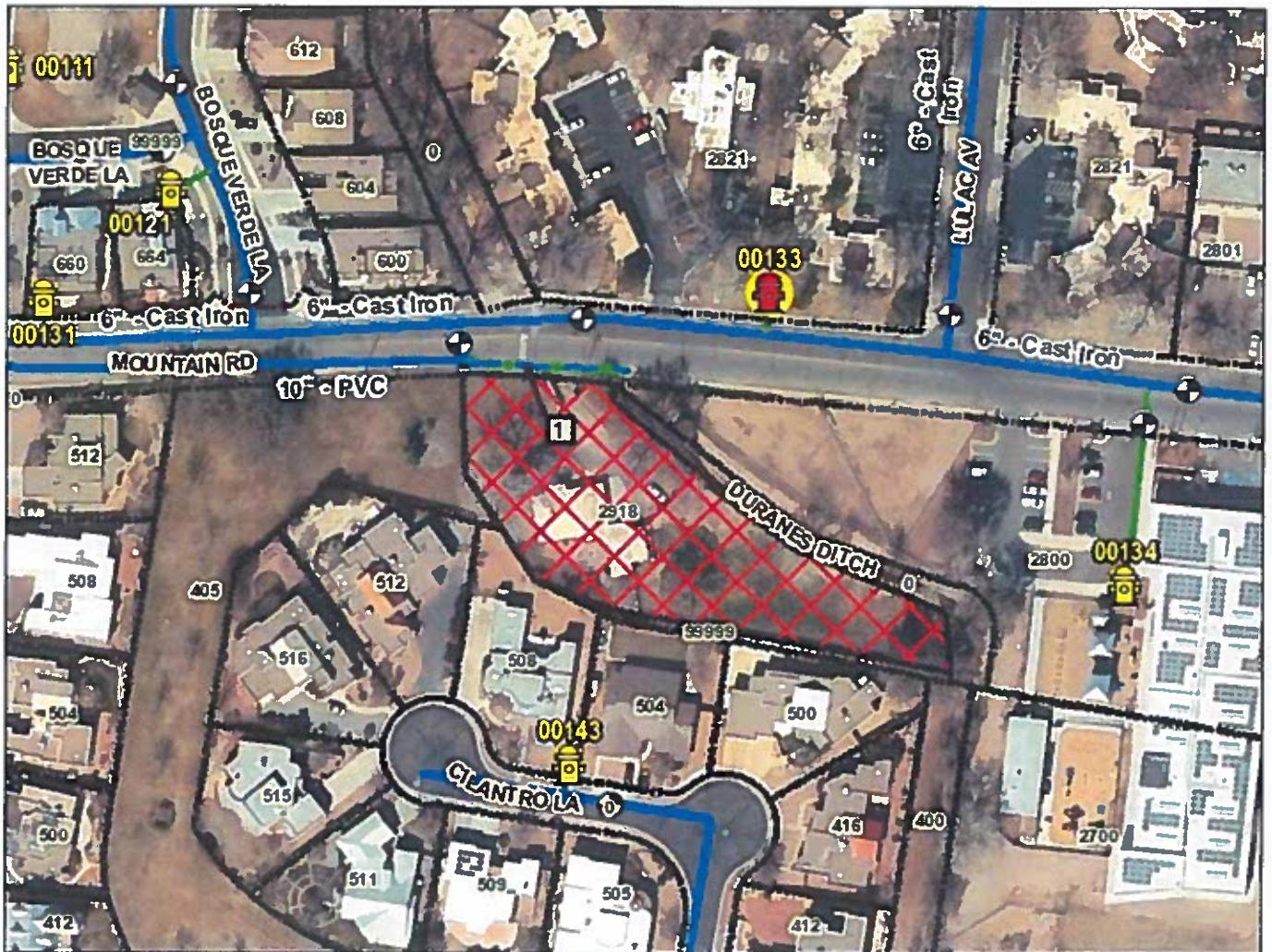
Sincerely,



Mark S. Sanchez
Executive Director

Enclosures: Infrastructure Maps (2)
f/ Availability Statement 210429

210429 - Water



Legend

Project Location

Valve

Analysis Point

Hydrant

Pipe

SUBTYPE

Distribution Line

Hydrant Leg

0 245 490 Feet

--- General Map Keyed Notes

1. --- Proposed Waterline Extension



210429 - Sanitary Sewer



Legend

-  Project Location
-  Sewer Manhole

Sewer Pipe

SUBTYPE

-  COLLECTOR

0 245 490 Feet



**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART I - PROCESS

Use [Table 6-1-1](#) in the Integrated Development Ordinance (IDO) to answer the following:

Application Type:	Minor Subdivision: Preliminary / Final Plat	
Decision-making Body:	DRB	
Pre-Application meeting required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Neighborhood meeting required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Mailed Notice required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Electronic Mail required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Is this a Site Plan Application:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Note: if yes, see second page

PART II – DETAILS OF REQUEST

Address of property listed in application:	2918 Mountain Road NW
Name of property owner:	Glen Effertz
Name of applicant:	CSI - Cartesian Surveys, Inc.
Date, time, and place of public meeting or hearing, if applicable:	July 21, 2021 at 9AM via zoom meeting via link posted at http://www.cabq.gov/planning/boards-commissions
Address, phone number, or website for additional information:	Please call (505) 896-3050 or email cartesianryan@gmail.com for information on the plat

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

<input checked="" type="checkbox"/> Zone Atlas page indicating subject property.
<input checked="" type="checkbox"/> Drawings, elevations, or other illustrations of this request.
<input type="checkbox"/> Summary of pre-submittal neighborhood meeting, if applicable.
<input checked="" type="checkbox"/> Summary of request, including explanations of deviations, variances, or waivers.

IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO [SUBSECTION 14-16-6-4\(K\)](#) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

_____ (Applicant signature) _____ July 13, 2021 (Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.

**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following:

- ☐ a. Location of proposed buildings and landscape areas.
- ☐ b. Access and circulation for vehicles and pedestrians.
- ☐ c. Maximum height of any proposed structures, with building elevations.
- ☐ d. For residential development: Maximum number of proposed dwelling units.
- ☐ e. For non-residential development:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

2918 Mountain Road NW Public Notice Inquiry

Carmona, Dalaina L. <dlcarmona@cabq.gov>
To: "cartesianryan@gmail.com" <cartesianryan@gmail.com>

Mon, Jul 12, 2021 at 1:51 PM

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
Gardens on the Rio Grande HOA	Kim	Fusselman	kimNICUrt@gmail.com	509 Cilantro Lane NW	Albuquerque	NM	87104	5057150008	
Gardens on the Rio Grande HOA	Gil	Clarke	g.clarke45@comcast.net	2630 Aloysia Lane NW	Albuquerque	NM	87104		5058426620
West Old Town NA	Glen	Effertz	gteffertz@gmail.com	2918 Mountain Road NW	Albuquerque	NM	87104		5059800964
West Old Town NA	Gil	Clarke	g.clarke45@comcast.net	2630 Aloysia Lane NW	Albuquerque	NM	87104		5058426620
Del Bosque HOA Incorporated	Kathleen	Davis	mkdavis24@gmail.com	664 Bosque Verde Lane NW	Albuquerque	NM	87104	5054407756	
Del Bosque HOA Incorporated	Patricia	Cream	ljmpjc@comcast.net	652 Rio Azul Lane NW	Albuquerque	NM	87104	5053214232	

PLEASE NOTE: The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project. Please use this online link to find the required forms you will need to submit. <https://www.cabq.gov/planning/urban-design-development/public-notice>. Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s):

<http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:

<https://ido.abc-zone.com/integrated-development-ordinance-ido#page=393>

Thanks,



Dalaina L. Carmona

Senior Administrative Assistant

Office of Neighborhood Coordination

Council Services Department

1 Civic Plaza NW, Suite 9087, 9th Floor

Albuquerque, NM 87102

505-768-3334

dlcarmona@cabq.gov or ONC@cabq.gov

Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

Public Notice Inquiry For:
Development Review Board

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Contact Name
Ryan Mulhall
Telephone Number
5058963050
Email Address
cartesianryan@gmail.com

Company Name
CSI - Cartesian Surveys, Inc.

Company Address
PO Box 44414

City
Rio Rancho

State
NM

ZIP
87174

Legal description of the subject site for this project:
Tract A, Land of Glen Effertz, Projected Section 13, T10N, R2E, NMPM, Town of Albuquerque Grant, as shown on the plat thereof filed 10/17/2007 in Plat Book 2007C, Page 306.

Physical address of subject site:
2918 Mountain Road NW

Subject site cross streets:
Laguna Seca Ln NW and Mountain Road NW

Other subject site identifiers:

This site is located on the following zone atlas page:
J-12-Z



Ryan Mulhall <cartesianryan@gmail.com>

Notice of Final Plat Submission for Land of Glen Effertz Tracts A-1 and A-2 for DRB Hearing

Ryan Mulhall <cartesianryan@gmail.com>
To: mkdavis24@gmail.com, ljmpjc@comcast.net

Tue, Jul 13, 2021 at 9:12 AM

Greetings Gardens on the Del Bosque HOA Incorporated representatives,

We plan to submit a final plat application for Tracts A-1 and A-2, of Land of Glen Effertz on behalf of our client Glen Effertz. This property is being subdivided and a sidewalk width waiver from the required standard width per the IDO will also be requested.

Attached is the proposed subdivision site sketch. I have also attached a zone atlas page to help orient yourself where the subdivision will occur, and the city-required notice forms to summarize the basic information of our submission.

No action is necessary on your part, but as the property is nearby to your neighborhood we are required to notify you of our submission to the city and the upcoming hearing held by the Development Review Board (DRB).

You may observe the meeting held over zoom software by the City of Albuquerque. The date and time of the hearing will be posted at this link: <https://www.cabq.gov/planning/boards-commissions/development-review-board/development-review-board-agenda-archives>.

If you have any questions regarding the upcoming hearing or our subdivision please let us know.

Thank you,
Ryan Mulhall
--

[CSI - Cartesian Surveys Inc.](#)

[PO Box 44414](#)

[Rio Rancho NM 87174](#)

[\(p\)505-896-3050](#)

[\(f\)505-891-0244](#)

www.cartesiansurveys.com

[Email: cartesianryan@gmail.com](mailto:cartesianryan@gmail.com)

4 attachments



210946A_SS_7-12-21.pdf
303K



IDOZoneAtlasPage_J-12-Z_Marked.pdf
424K



DBHOA_Inc-Emailed-Notice-PubHearing-PR-2020-004256.pdf
190K



CABQ-_pub_notice_form-PR-2020-004256.pdf
290K

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: July 13, 2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: Del Bosque HOA Incorporated

Name of NA Representative*: Kathleen Davis // Patricia Cream

Email Address* or Mailing Address* of NA Representative¹: mkdavis24@gmail.com // ljmpjc@comcast.net

Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 2918 Mountain Road NW
Location Description _____
2. Property Owner* Glen Effertz
3. Agent/Applicant* [if applicable] CSI - Cartesian Surveys, Inc.
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☒ Subdivision Minor (Minor or Major)
 - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
 - ☐ Variance
 - ☐ Waiver
 - ☐ Other: _____

Summary of project/request²*:

Requesting Final Plat review of a subdivision plat for proposed Tracts A-1 and A-2
of Land of Glen Effertz, and an administrative sidewalk width waiver

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

5. This application will be decided at a public meeting or hearing by*:

☐ Zoning Hearing Examiner (ZHE)

☒ Development Review Board (DRB)

☐ Landmarks Commission (LC)

☐ Environmental Planning Commission (EPC)

Date/Time*: July 21, 2021 at 9AM

Location*³: Zoom Meeting, see link below for information on day of hearing

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*⁴:

Please call (505) 896-3050 or email cartesianryan@gmail.com

Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁵ J-12-Z

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards have been requested for this project*:

☐ Deviation(s)

☐ Variance(s)

☒ Waiver(s)

Explanation*:

Administrative sidewalk width waiver for existing 3.6 foot sidewalk along
frontage of property along Mountain Road southern right-of-way.

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☐ Yes ☒ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

³ Physical address or Zoom link

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- ☐ a. Location of proposed buildings and landscape areas.*
- ☐ b. Access and circulation for vehicles and pedestrians.*
- ☐ c. Maximum height of any proposed structures, with building elevations.*
- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] _____
 2. IDO Zone District _____
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] _____
- _____

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: West Old Town NA [Other Neighborhood Associations, if any]
Gardens on the Rio Grande HOA

⁶ Available here: <https://tinurl.com/idozoningmap>



Ryan Mulhall <cartesianryan@gmail.com>

Notice of Final Plat Submission for Land of Glen Effertez Tracts A-1 and A-2 for DRB Hearing

Ryan Mulhall <cartesianryan@gmail.com>

Tue, Jul 13, 2021 at 9:05 AM

To: kimNICUrt@gmail.com, g.clarke25@comcast.net

Greetings Gardens on the Rio Grande HOA representatives,

We plan to submit a final plat application for Tracts A-1 and A-2, of Land of Glen Effertz on behalf of our client Glen Effertz. This property is being subdivided and a sidewalk width waiver from the required standard width per the IDO will also be requested.

Attached is the proposed subdivision site sketch. I have also attached a zone atlas page to help orient yourself where the subdivision will occur, and the city-required notice forms to summarize the basic information of our submission.

No action is necessary on your part, but as the property is nearby to your neighborhood we are required to notify you of our submission to the city and the upcoming hearing held by the Development Review Board (DRB).

You may observe the meeting held over zoom software by the City of Albuquerque. The date and time of the hearing will be posted at this link: <https://www.cabq.gov/planning/boards-commissions/development-review-board/development-review-board-agenda-archives>.

If you have any questions regarding the upcoming hearing or our subdivision please let us know.

Thank you,
Ryan Mulhall
--

[CSI - Cartesian Surveys Inc.](#)

[PO Box 44414](#)

[Rio Rancho NM 87174](#)

[\(p\)505-896-3050](#)

[\(f\)505-891-0244](#)

www.cartesiansurveys.com

[Email: cartesianryan@gmail.com](mailto:cartesianryan@gmail.com)

3 attachments



210946A_SS_7-12-21.pdf
303K



IDOZoneAtlasPage_J-12-Z_Marked.pdf
424K



GardensotRGHOA_Emailed-Notice-PubHearing-PR-2020-004256.pdf
188K

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: July 13, 2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: Gardens on the Rio Grande HOA

Name of NA Representative*: Kim Fusselman / Gil Clarke

Email Address* or Mailing Address* of NA Representative¹: kimNICUrt@gmail.com // g.clarke45@comcast.net

Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 2918 Mountain Road NW
Location Description _____
2. Property Owner* Glen Effertz
3. Agent/Applicant* [if applicable] CSI - Cartesian Surveys, Inc.
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☒ Subdivision Minor (Minor or Major)
 - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
 - ☐ Variance
 - ☐ Waiver
 - ☐ Other: _____

Summary of project/request²*:

Requesting Final Plat review of a subdivision plat for proposed Tracts A-1 and A-2
of Land of Glen Effertz, and an administrative sidewalk width waiver

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

5. This application will be decided at a public meeting or hearing by*:

☐ Zoning Hearing Examiner (ZHE)

☒ Development Review Board (DRB)

☐ Landmarks Commission (LC)

☐ Environmental Planning Commission (EPC)

Date/Time*: July 21, 2021 at 9AM

Location*³: Zoom Meeting, see link below for information on day of hearing

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*⁴:

Please call (505) 896-3050 or email cartesianryan@gmail.com

Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁵ J-12-Z

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards have been requested for this project*:

☐ Deviation(s)

☐ Variance(s)

☒ Waiver(s)

Explanation*:

Administrative sidewalk width waiver for existing 3.6 foot sidewalk along
frontage of property along Mountain Road southern right-of-way.

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☐ Yes ☒ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

³ Physical address or Zoom link

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- ☐ a. Location of proposed buildings and landscape areas.*
- ☐ b. Access and circulation for vehicles and pedestrians.*
- ☐ c. Maximum height of any proposed structures, with building elevations.*
- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] _____
 2. IDO Zone District _____
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] _____
-

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: West Old Town NA [Other Neighborhood Associations, if any]
Del Bosque HOA Incorporated

⁶ Available here: <https://tinurl.com/idozoningmap>



Ryan Mulhall <cartesianryan@gmail.com>

Notice of Final Plat Submission for Land of Glen Effertz Tracts A-1 and A-2 for DRB Hearing

Ryan Mulhall <cartesianryan@gmail.com>

Tue, Jul 13, 2021 at 9:10 AM

To: Effertz Glen <gteffertz@gmail.com>, g.clarke45@comcast.net

Greetings West Old Town NA representatives,

We plan to submit a final plat application for Tracts A-1 and A-2, of Land of Glen Effertz on behalf of our client Glen Effertz. This property is being subdivided and a sidewalk width waiver from the required standard width per the IDO will also be requested.

Attached is the proposed subdivision site sketch. I have also attached a zone atlas page to help orient yourself where the subdivision will occur, and the city-required notice forms to summarize the basic information of our submission.

No action is necessary on your part, but as the property is nearby to your neighborhood we are required to notify you of our submission to the city and the upcoming hearing held by the Development Review Board (DRB).

You may observe the meeting held over zoom software by the City of Albuquerque. The date and time of the hearing will be posted at this link: <https://www.cabq.gov/planning/boards-commissions/development-review-board/development-review-board-agenda-archives>.

If you have any questions regarding the upcoming hearing or our subdivision please let us know.

Thank you,
Ryan Mulhall
--

[CSI - Cartesian Surveys Inc.](#)

[PO Box 44414](#)

[Rio Rancho NM 87174](#)

[\(p\)505-896-3050](#)

[\(f\)505-891-0244](#)

www.cartesiansurveys.com

[Email: cartesianryan@gmail.com](mailto:cartesianryan@gmail.com)

4 attachments



210946A_SS_7-12-21.pdf
303K



IDOZoneAtlasPage_J-12-Z_Marked.pdf
424K



WestOTNA_Emailed-Notice-PubHearing-PR-2020-004256.pdf
191K



CABQ-_pub_notice_form-PR-2020-004256.pdf
290K

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: July 13, 2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: West Old Town NA

Name of NA Representative*: Glen Effertz // Gil Clarke

Email Address* or Mailing Address* of NA Representative¹: gteffertz@gmail.com // g.clarke45@comcast.net

Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 2918 Mountain Road NW
Location Description _____
2. Property Owner* Glen Effertz
3. Agent/Applicant* [if applicable] CSI - Cartesian Surveys, Inc.
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☐ Conditional Use Approval
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² Attach additional information, as needed to explain the project/request.

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Please call (505) 896-3050 or email cartesianryan@gmail.com

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- ☐ c. Maximum height of any proposed structures, with building elevations.*
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Additional Information [Optional]:

From the IDO Zoning Map⁶:

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IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: Gardens on the Rio Grande HOA [Other Neighborhood Associations, if any]
Del Bosque HOA Incorporated

⁶ Available here: <https://tinurl.com/idozoningmap>